

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

August 11, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, August 11, 2004. Present were Chairman William J. Taylor, and members Fred Reiter and Paul Vernon. Also in attendance were Kevin Matson, EIT, for James C. Kelly, Township Engineer, Richard Jensen, CEO and Sabina J. Taylor, Acting Secretary.

CALL TO ORDER

The meeting was called to order at 7:30 PM.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES OF July 14, 2004

Upon motion and second (Vernon, Reiter), the minutes of the July 14, 2004 Planning Commission meeting were unanimously approved.

DICKINSON/FARRELL - LOT LINE CHANGE KEEPSAKE LANE - First Submission

Neither Mr. Dickinson nor Mr. Farrell were able to attend this meeting, but Mrs. Taylor said she received a call today from Mr. Farrell. He said he has copies of the required certified notices to adjoining property owners and asked that the Planning Commission consider recommending approval of the lot line change conditioned upon receiving copies of the notices. Mr. Matson said he has received copies of the letters to adjoining property owners but there is a clarification needed, which he has noted in his review letter. Mr. Matson then reviewed the comments in his August 11, 2004 letter.

After discussion, it was agreed that, although minor, the amount of information needed to be provided is such that it would be best for the applicant to return with all the comments addressed.

BERLIN CONSTRUCTION - REZONING - Sketch Plan

Bob Flinchbaugh of Regester Associates, Inc. presented a sketch plan on behalf of Berlin Construction. The sketch plan calls for rezoning a

3.6 acre lot on Route 1 between Harvey Road and Southpoint from B-Business to RM-Residence Multifamily Townhouse. Mr. Flinchbaugh said they are looking for Planning Commission support for the rezoning to allow construct of 19 units on this parcel.

The requirements for the current zoning and proposed rezoning were then reviewed by Mr. Flinchbaugh. He noted the requirements for the RM District are more restrictive and less dense than in the B District and, as such, would be a better use of this parcel of land.

Responding to a question from Mr. Jensen, CEO, Mr. Flinchbaugh said the development would connect to the planned sewage treatment plant at Ring Road.

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Mr. Jensen said there may not be capacity available at the propose plant and

Mr. Flinchbaugh responded that, if that were the case, the development would be delayed until capacity at the sewage treatment plant was available.

Steep slopes, storm water treatment, parking, water supply, emergency vehicle access and other issues were discussed.

Following the discussion, Mr. Flinchbaugh asked if the members would be favorable to the proposed zoning change. Each of the three Planning Commission members present said they would not be in favor of the zoning change as proposed.

TURNER'S MILL- Sketch Plan

Mr. Matson and Mr. Jensen presented, on behalf of Chadds Ford Township, a Sketch/Preliminary/Final Land Development Plan for the township owned property known as Turner's Mill. Mr. Jensen noted no formal application has been filed, but will be done when Mrs. Furlong returns from vacation.

Mr. Matson presented an overview of the plan. The property is located at the southwest corner of Ring Road and Route 1 and consists of 22.3 acres. The lot is heavily wooded and includes a very large sycamore tree. As many trees as possible will be preserved. A new township

building is planned for the site. To accomplish this, an addition will be made to the existing building. Plans for the site also include a 140,000 gallon sewage treatment plant designed to accommodate the new Toll Brothers PRD development, Painters Crossing Condominiums, and the village of Chadds Ford. The site will be accessed from Ring Road.

Mr. Jensen explained the property has a large amount of wetland area and required a bog turtle habitat study. No bog turtles were found.

Mr. Matson had prepared an engineer's comment letter and he reviewed the comments relating to parking requirements, signage, lighting, storm water management and landscaping. Several variances will be sought. They pertain to non-conformity, front yard setback, and signs.

It was noted by Mr. Jensen, that the sketch plan was being presented tonight to start the review process and the township is trying to do everything that every applicant is required to do.

The plans for the new township building were then reviewed by Mr. Jensen.

ADJOURNMENT

Upon motion and second (Vernon/Reiter) the meeting was adjourned at 9:20 PM.

Respectfully submitted,

Sabina J. Taylor, Secretary Pro Tem